

029.A

0003

0020.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

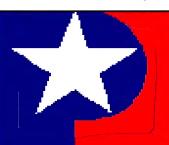
655,700 / 655,700

USE VALUE:

655,700 / 655,700

ASSESSED:

655,700 / 655,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		EVERETT ST, ARLINGTON

OWNERSHIP

Owner 1:	MACBRIDE ANDREW & ALLISON	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 282 FARMERS ROW

Street 2:

Twn/City: GROTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 01450		Type:	

PREVIOUS OWNER

Owner 1:	OLSON DAVID P/EUGENIE S -
Owner 2:	-

Street 1: 20 EVERETT ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Clapboard Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7734													G7	1.		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	655,700			655,700		
Total Card	0.000	655,700			655,700	Entered Lot Size	
Total Parcel	0.000	655,700			655,700	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.72	/Parcel: 366.7	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID	Parcel ID	Date	Time	PRINT	Date	Time	ASR Map:
2020	102	FV	645,500	0	.	.	645,500	645,500	Year End Roll	12/18/2019			12/11/20		04:56:59		Fact Dist:	
2019	102	FV	579,200	0	.	.	579,200	579,200	Year End Roll	1/3/2019					Reval Dist:			
2018	102	FV	510,900	0	.	.	510,900	510,900	Year End Roll	12/20/2017					Year:			
2017	102	FV	464,700	0	.	.	464,700	464,700	Year End Roll	1/3/2017					LandReason:			
2016	102	FV	464,700	0	.	.	464,700	464,700	Year End	1/4/2016					BldReason:			
2015	102	FV	428,500	0	.	.	428,500	428,500	Year End Roll	12/11/2014					CivilDistrict:			
2014	102	FV	408,400	0	.	.	408,400	408,400	Year End Roll	12/16/2013					Ratio:			
2013	102	FV	408,400	0	.	.	408,400	408,400		12/13/2012								

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSON DAVID P/E	56457-46		2/11/2011		427,000	No	No		
COLBERT CHRISTO	51844-487		10/30/2008		450,000	No	No		
LUDWIG BARBARA	45444-292		6/22/2005		439,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/21/2011	1885	Manual	2,523					air sealing & insu	5/18/2018	Measured	DGM	D Mann
1/5/2011	10	Porch	3,000					REPAIRS	3/14/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: 1 - Wood Shingl	50 %			OthrFix:	Rating:																
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1912	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G12	Fact: .			Floor: M - Multi-Level				Totals	RMS: 7	BRs: 3	Baths: 1	HB									
Const Mod:				% Own: 54.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				Interior:	1	7	3	M									
Sec Int Wall:				Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:				Total: 18.6 %				Plumbing:													
Bsmt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 029.A-0003-0020.2												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							